

THE BULLETIN



Monthly News from ENERGY STAR BuildingsSM and Green Lights[®]

June 16, 2000

Web Site Information

ENERGY STAR BuildingsSM
and Green Lights[®]
www.epa.gov/buildings

ENERGY STAR[®] Label
for Buildings
www.epa.gov/buildinglabel

Energy Services and Products
(ESAP) Directory
www.epa.gov/asap

Do you have an energy-efficiency success story you'd like to share?

The *Bulletin* is your newsletter. We want to help you get the right information so you can make well-informed decisions about your energy-efficiency upgrades. Many *Bulletin* readers have requested that we feature more case studies of successful lighting and building upgrade projects, and this June issue is a step in that direction.

If you would like to see your building, company or organization featured in an upcoming *Bulletin* case study, contact your account manager or send an email to bulletin@icfconsulting.com.

Bulletin E-mail Reminder

Sign up to receive monthly *Bulletin* reminders. Send your email address to:
bulletin@icfconsulting.com

A Bulletin Case Study Featuring: Public Service Company of Colorado—Denver District Cooling

In the spirit of celebrating the exemplary activities of ENERGY STAR BuildingsSM Partners and Energy Service Providers (ESPs), this issue of the *Bulletin* explores the activities of ENERGY STAR Buildings ESP, Public Service Company of Colorado—Denver District Cooling.

Denver-based Public Service Company of Colorado (Public Service Co.) provides electricity, natural gas and other services to 1.4 million customers in Colorado.

Public Service Company—Denver District Cooling won the Environmental Protection Agency's (EPA) ENERGY STAR Buildings Small Ally of the Year award for 2000 and Public Service Co.'s Technical Services Building in downtown Denver recently earned the ENERGY STAR[®] Label for Buildings.

EPA honored Public Service Co.—Denver District Cooling with the 2000 Small Ally of the Year award in recognition of its efforts to recruit new participants, develop innovative energy-efficiency outreach initiatives, and promote benchmarking and the ENERGY STAR Label.

"Through superior upgrades, education and promotion efforts, Public Service Co. has continually served as a remarkable example of how organizations can combine environmental concerns with smart business strategy," said Sol Salinas, director of strategic outreach for ENERGY STAR Buildings. "Without the help of leaders like Public Service Co., we would not be able to spread the ENERGY STAR Buildings message."

Contributing to Energy Efficiency

Public Service Co. contributes to the market transformation of energy-efficient

EPA Congratulates the 2000 ENERGY STAR Partner and Ally of the Year Award Winners

Johnson & Johnson

Corporate

Shopko Stores, Inc.

Retail

La Quinta Inns, Inc.

Hospitality

North Memorial Health Care

Healthcare

State of Wisconsin

Government

Sachem Central School District

Education

Pitney Bowes

Corporate (Green Lights)

Advance Transformer Co.

Large Ally

Public Service Company of
Colorado—Denver District Cooling

Small Ally

General Electric Lighting

Ally (Green Lights)

Hilton Hotels Corporation

Honorable Mention

The Mercy Hospital of Pittsburgh

Honorable Mention

technologies through its variety of products and services. Public Service Co.'s district cooling facility is a chilled water plant that provides downtown Denver building owners a way to cool their buildings by using low-temperature chilled water. This chilled water is routed through an underground piping network to customers' HVAC systems, where it circulates to provide for customers' cooling needs. The chilled water production facility makes ice at night when demand for electricity is low. During the day, when demand is higher, the ice is melted and the chilled water is then pumped to the customers' buildings through a network of supply

EPA Welcomes the Following New ENERGY STAR Commercial Real Estate Partners

American Express/BALCOR
America's Capital Partners
Arden Realty, Inc.
Banyen Strategic Realty
Trust
Bedford Property Investors
Brandywine Realty Trust
CarrAmerica Realty
Corporation
CB Richard Ellis
Combined Properties, Inc.
Cornerstone Properties
Corporate Office Properties
Trust
Fenley Real Estate Group
First Industrial Realty Trust,
Inc.
Gale & Wentworth, LLC
Glenborough Property
Services
Grubb & Ellis Property
Solutions Worldwide
Hines
Insignia\ESG, Inc.
Kilroy Realty Corporation
Lubert-Adler Management
Inc.
Nina Jo Associates
PM Realty Group
Prentiss Property Services
Reliance Development
Group Inc.
Spieker Properties
Tanglewood Property
Management Co.
The Rouse Company
TrizecHahn Office Properties
U.S. Equities Assets
Management, Inc.
Washington Real Estate

and return distribution pipes. When completed, this facility can provide cooling for approximately 30 downtown office buildings.

Public Service Co.'s Denver District Cooling business offers many cost-effective and energy-service benefits to its customers, including:

- Enhanced flexibility to accommodate tenants with after-hour cooling needs.
- Elimination of expenditures associated with self-cooling.
- Elimination of CFC-based refrigerants.
- Reduction in peak electricity demand.
- Economic incentives for improving energy performance.
- Higher real-estate value due to lower operating costs.
- Energy performance training for building engineers.

And, an aggregation of cooling load, combined with the energy savings and economic incentives, results in a projected increase of downtown's heating and cooling efficiency by approximately 25 percent and a reduction in energy use and associated power plant emissions.

As an ESP in the ENERGY STAR Buildings Partnership, Public Service Co.—Denver District Cooling works with companies to increase the energy efficiency of their buildings. District cooling is just one example of how customers can take advantage of low cost, energy-efficiency opportunities. Public Service Co. offers this centralized cooling process, along with other energy-saving technologies, as options to encourage customers to become ENERGY STAR Buildings Partners and obtain an ENERGY STAR® Label for their buildings.

Supporting Energy-Efficiency Efforts

Public Service Co. often receives calls from companies interested in learning more about energy-efficiency strategies. Public Service Co. uses this opportunity to share the ENERGY STAR message with these

potential Partners and ESPs. In the last year, Public Service Co.—Denver District Cooling recruited six new participants into ENERGY STAR Buildings.

ENERGY STAR Buildings Energy Service Providers Recruited:

- MKK Consulting Engineers Inc., Englewood, CO
- Tolin Mechanical Systems Company, Denver, CO
- Long & Associates, Englewood, CO

ENERGY STAR Buildings Commercial Real Estate Partners Recruited:

- PM Realty Group, Denver, CO
- Reliance Development Group Inc., Denver, CO
- Sherman Street Properties, Denver, CO

Buildings Labeled:

- Independence Plaza, Denver, CO
- Johns Manville Plaza, Denver, CO
- Public Service Company of Colorado-Technical Services Building, Denver, CO
- The Denver Post Tower, Denver, CO

When Partners and others are interested in benchmarking their buildings, Public Service Co. often refers callers to local ESPs that can help businesses and organizations through the benchmarking process. Having a thorough understanding of how the Benchmarking Tool works, Public Service Co. is in a position to assist other ESPs in ensuring that their energy and building analyses capture all the relevant details that will help a building achieve the best possible score.

In addition, Public Service Co. actively supports its local EPA ENERGY STAR representative. At a recent meeting of the Building Owners Association of Colorado (BOAC), Public Service Co. accompanied the EPA representative to help answer energy-efficiency questions from the audience of nearly 60 BOAC members in attendance.

Ask the Energy Expert

Have a Question? Get your maintenance, financing, communications, and Partnership questions answered by e-mailing Sol Salinas, *Bulletin* Editor, at salinas.sol@epa.gov.

Corrections

In the February issue of the *Bulletin* covering the Universal Waste Rule, we mistakenly indicated that the Universal Waste Rule applies to "batteries, pesticides and thermometers," but this should have read "batteries, pesticides and thermostats."

We also want to clarify that when upgrading from T-12 to T-8 lamps, you must also use the correct ballasts.

"People that attend these sorts of meetings have technical questions they want answered. It is the role of ENERGY STAR Buildings ESPs to understand and provide meaningful answers to these technical questions," said Joe Holzer, an engineer with Public Service Co.'s Denver District Cooling business.

Earning and Promoting the ENERGY STAR Label for Buildings

Public Service Co. has raised the flag for energy performance high above its own properties. Public Service Co.'s Technical Services Building, located at 15th and Glenarm streets in downtown Denver, recently earned the ENERGY STAR Label, having scored an impressive 86 out of 100 with the ENERGY STAR Label for Buildings Benchmarking Tool. Overhead lighting in the General Office Area is at one Watt/SF, which is an excellent efficiency level considering that many buildings are still struggling to reduce their energy usage from three down to two Watts/SF.

"This building is so energy efficient because we designed these systems to feed into each other," explained Holzer. "They're interconnected so the efficiencies in one system contribute to the efficiencies in another. It's a great set-up."

Aside from its in-house energy upgrades, Public Service Co.—Denver District Cooling has energetically encouraged its customers to consider benchmarking their facilities and earning the ENERGY STAR Label for their own buildings.

Hosting a Seminar

Public Service Co. actively promotes the ENERGY STAR Programs to property management companies and building owners. When it sponsored a "Building HVAC Efficiency Seminar" in May 1999, Public Service Co. offered a significantly reduced participation fee (\$30 as opposed to \$250) to those companies that chose to enroll in ENERGY STAR Buildings. This was possible because EPA provided the necessary materials free of charge to ENERGY STAR Buildings Partners and ESPs.

The "Building HVAC Efficiency Seminar" was a 4-day seminar for chief engineers and energy and facility managers in the downtown Denver area. The purpose of the seminar was to provide building engineers and energy managers a forum for discussing building energy efficiency in terms of HVAC systems and their associated operating costs. Professional engineers, representing Denver-area ENERGY STAR Buildings ESPs, participated in the seminar. Being familiar with the Denver climate and construction and utility costs, these ESPs provided relevant, customized advice on energy efficiency to seminar participants.

Public Service Co. also used this opportunity to introduce the ENERGY STAR Label for Buildings, the ENERGY STAR Commercial Real Estate program, and the idea of benchmarking buildings. Additionally, the Building Owners and Managers Institute (BOMI) approved the seminar and granted Continuing Professional Development credit hours to Institute graduates, improving the attendance and further enhancing the value of the seminar.

Given the success of its "Building HVAC Efficiency Seminar," Public Service Co. recommends that other utility and district energy companies become ENERGY STAR Buildings ESPs and consider hosting similar events. Joseph Holzer, an account executive and professional engineer with Public Service Co., organized this seminar and would be happy to assist other utilities in creating their own energy-efficiency seminars. Mr. Holzer may be contacted by phone at 303-571-7565 or by e-mail at jholzer@psco.com.